

## **A-6348 (a, b & c) (Retroactive Variance Request)**

Maintain a newly installed fence with:

- a) a pair of gates that measures a maximum of four feet, ten inches (4'-10") in height in the Montgomery Street front yard;
- b) a gate that measures a maximum of four feet, six inches (4'-6") in height in the Kirkside Drive front yard; and
- c) a fence post that measures a maximum of four feet, five inches (4'-5") in height in the Kirkside Drive front yard.

Tiffany and Daniel Sanders  
5610 Kirkside Drive

---

CHEVY CHASE VILLAGE  
BOARD OF MANAGERS  
JUNE 10, 2013 MEETING

---

STAFF INFORMATION REPORT

---

**TO:** BOARD OF MANAGERS  
**FROM:** ELLEN SANDS, PERMITTING AND CODE ENFORCEMENT COORDINATOR  
**DATE:** 6/6/2013  
**SUBJECT:** HEARING OF APPEAL CASE NO. A-6348 RETROACTIVE VARIANCE REQUEST  
TIFFANY AND DANIEL SANDERS, 5610 KIRKSIDE DRIVE  
TO MAINTAIN A NEWLY INSTALLED FENCE WITH:  
A) A PAIR OF GATES THAT MEASURES A MAXIMUM OF FOUR FEET, TEN INCHES (4'-10") IN HEIGHT IN THE MONTGOMERY STREET FRONT YARD;  
B) A GATE THAT MEASURES A MAXIMUM OF FOUR FEET, SIX INCHES (4'-6") IN HEIGHT IN THE KIRKSIDE DRIVE FRONT YARD; AND  
C) A FENCE POST THAT MEASURES A MAXIMUM OF FOUR FEET, FIVE INCHES (4'-5") IN HEIGHT IN THE KIRKSIDE DRIVE FRONT YARD.

---

**CASE SYNOPSIS:** The Applicants obtained a Village Fence Permit to install a fence measuring four (4) feet in height in the property's front yards (Montgomery Street and Kirkside Drive), which is the height limit for a fence in that location. **During the course of the project the design was modified resulting in gates that exceed four (4) feet in height, creating the non-compliance.** Additionally, the northeast fence post is marginally too tall due to the sloping topography of the property.

**NOTICE REQUIREMENTS:** Abutting Owners; Public Notice

**APPLICABLE CHEVY CHASE BUILDING REGULATION:**

**The Chevy Chase Village Code § 8-22 (f) states:**

No person shall construct any fence or wall which exceeds forty-eight (48) inches in height at any location between the front lot line and the front building restriction line.

**APPLICABLE COVENANTS:**

Not applicable; Verification of compliance with the covenants is not required for Special Permit requests authorized by Sections 8-22 [fences], 8-26 [driveways] or Article IV [Public Rights-of-Way] of the Village Code.

**FACTUAL AND BACKGROUND INFORMATION:**

The Applicants are new residents completing a renovation and addition to the property. In April of 2013 the Applicants obtained Village Building Permit #6303 to install a fence on the private property.

While on routine Code enforcement patrol, staff noted that the fence had been installed and that portions of it appeared taller than allowed in the Montgomery Street and Kirkside Drive front yards. Staff determined there were three (3) locations where the fence exceeded the allowable height of four (4) feet for a fence in a front yard: (a) at the driveway gates; (b) at the gate in the Kirkside Drive front yard; and (c) at the post at the northeast corner of the fence.

Staff contacted the Applicants, who spoke with the fence contractor. Following that conversation, the Applicants informed staff that they would prefer to apply for a retroactive variance requesting permission to maintain the gates and fence.

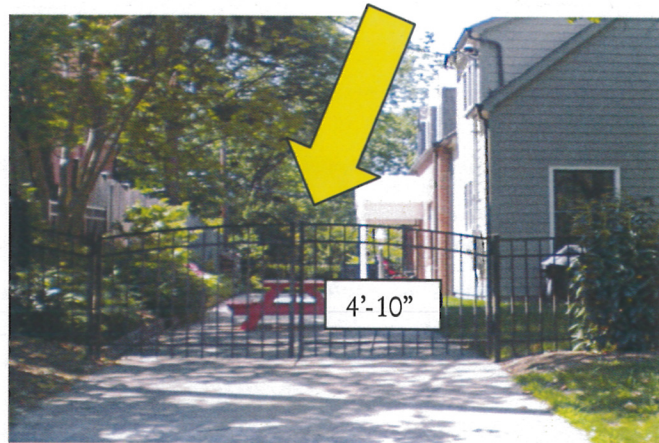


Figure 1: View of the pair of gates in the Montgomery Street front yard.

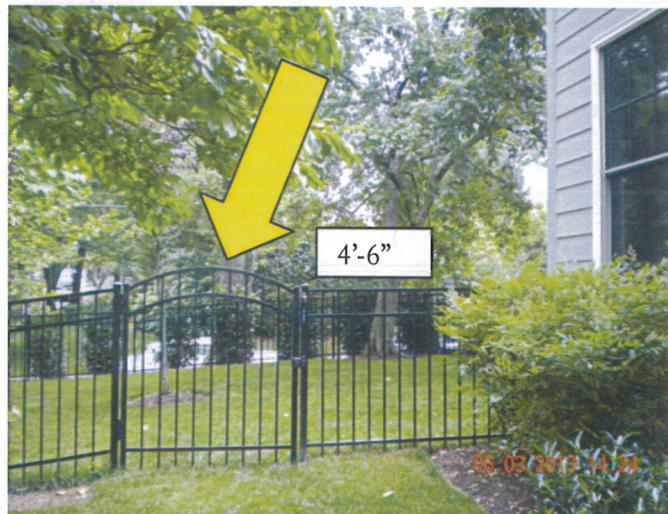


Figure 2: View of gate in the Kirkside Drive front yard.

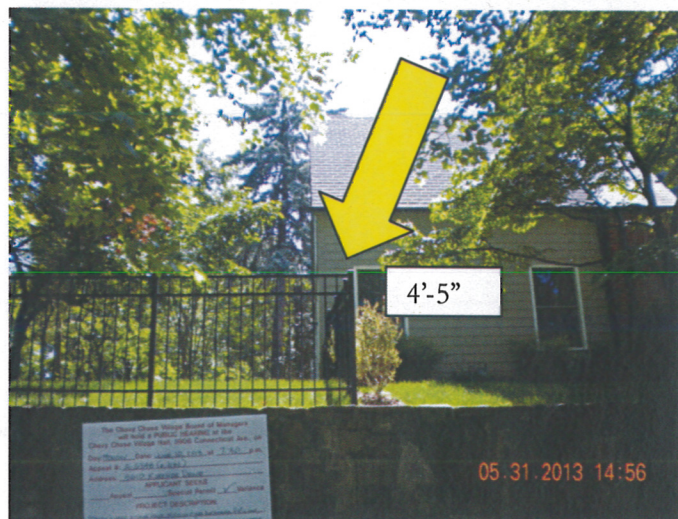


Figure 3: View of the fence post in the Kirkside Drive front yard.

The Applicants also installed a row of fifteen (15) Laurel shrubs in the Montgomery Street and Kirkside Drive public rights-of-ways without the applicable permit or right-of-way license. They have since obtained the applicable permit and executed a right-of-way license to maintain the shrubs, which did not require Board approval.

There has been no adverse impact to any trees by any portion of the fence.

To date there have been no letters received from abutting neighbors in support of or opposition to the fence requests.

Applicable Fees: Building Permit Application for Fences and Walls: \$30; Variance Application Fee: \$300; TOTAL: \$330.

#### RELEVANT PRECEDENTS:

Many cases involving requests for fences greater than four (4) feet in height in front yards involve properties that abut heavily traveled streets such as Western Avenue, Brookville Road or Connecticut Avenue, or that abut the Belmont Avenue extended buffer. Specific to less busy streets, the following are relevant precedents: In May 1995 Mr. & Mrs. Stewart Bainum, Jr. of 12 Primrose Street were **granted a variance to construct** a fence measuring five (5) feet in height with a gate measuring six (6) feet in height in the Primrose Street front yard. In October 1995 David Evans and Ruth Robbins of 3 Magnolia Parkway were **granted a variance to construct** a wall with a maximum height of six (6) feet in the Magnolia Parkway front yard. In 1996 Mr. Phillip Day, of 5800 Connecticut Avenue, was **denied a variance to maintain** fence posts that had been installed and that exceeded four (4) feet in height. In September of 1997 Mr. & Mrs. Paul Madison of 5611 Kirkside Drive were **denied a variance to maintain** a fence which was installed, the finials and posts of which measured four feet, eight inches (4'-8") in height in the Kirkside Drive and Montgomery Street front yards. In October 1997 Mr. & Mrs. Roger Marmet of 102 Oxford Street were **granted a variance to replace** a fence measuring six (6) feet in the front (Summerfield Road) yard. In July 1999 Mr. & Mrs. Christopher Knopes were **denied a variance to construct** a fence measuring five feet, six inches (5'-6") in height and to install a chain link fence measuring five (5) feet in height in the Hesketh Street front yard. In March 2000 Ms. Catherine Cotter and Mr. John Finnerman were **denied a variance to install** a wood picket fence measuring four feet, six inches (4'-6") in height in the Irving Street front yard. In May 2002 Mr. & Mrs. Ronald Shapiro were **granted a variance to replace** a wood board fence measuring five (5) feet in height with a wood board fence measuring six feet, six inches (6'-6") in height in the Oliver Street front yard. In November 2003 Mr. &

Mrs. Clarke Camper **withdrew a request for a variance** to install a flatboard wood fence measuring six feet six inches (6'-6") in height, a portion of which would extend forward of the front building restriction line. In September 2005 Mr. & Mrs. Saul Goodman of 5515 Cedar Parkway were **granted a variance to install** an arch measuring seven feet, eight inches (7'-8") in height above a gate measuring four (4) feet in height in the Center Street front yard of their property. Mr. & Mrs. Goodman were also **granted a variance to replace** a wood fence measuring six and one-half (6-½) feet in height in the Cedar Parkway front yard. In October 2008 Mr. & Mrs. Daniel Coughlan were **granted a variance to maintain** a previously installed fence that measures four feet, eight inches (4'-8") in height in the Magnolia Parkway front yard. In July 2010 Megan Rupp and Dane Butswinkas of 7 West Kirke Street were **granted a variance to construct** a pool enclosure fence measuring five (5) feet in height, a portion of which would be located in the Laurel Parkway front yard. In April 2011 Dr. and Mrs. Lawrence Heilman were **granted a variance to replace** an existing stockade fence measuring six (6) feet in height in the Grafton Street front yard. While a slightly different Code provision, there are similarities with the approval in January 2012 of the request of David O'Neil and Laura Billings who were **granted permission to maintain** wrought iron gates that were part of a newly installed fence installed in the Kirkside Drive public right-of-way that measured fifty (50) inches in height. The request dates from the time when installation of a fence in the public right of way required Board approval. The Applicants had requested and received permission to install a wrought iron fence with two pairs of gates all measuring forty-two (42) inches in height. An unapproved modification was made to the design and the gates when installed measured fifty (50) inches in height. The Applicants received permission to maintain the gates.

#### **FINDINGS REQUIRED:**

1. The proposed variance is required because special conditions exist whereby the enforcement of the requirements of this chapter would result in unwarranted hardship and injustice to the owner.
2. The proposed variance would most nearly accomplish the intent and purpose of the requirements of this Chapter; and
3. For all variances, except for variances from the requirements of Sections 8-22, 8-26 or Article IV of this Chapter, the structure authorized by the proposed variance would not violate any covenant applicable to the property [not applicable in this case].

---

**Draft Motions**

I move to direct staff to draft a decision **APPROVING/DENYING** the variance request to maintain a) a pair of gates that measures a maximum of four feet, ten inches (4'-10") in height in the Montgomery Street front yard in Case A-6348 (a), based on the findings that ...

I move to direct staff to draft a decision **APPROVING/DENYING** the variance request to maintain b) a gate that measures a maximum of four feet, six inches (4'-6") in height in the Kirkside Drive front yard in Case A-6348 (b), based on the findings that ...

I move to direct staff to draft a decision **APPROVING/DENYING** the variance request to maintain c) a fence post that measures a maximum of four feet, five inches (4'-5") in height in the Kirkside Drive front yard in Case A-6348 (c), based on the findings that ...

**CHEVY CHASE VILLAGE  
NOTICE OF PUBLIC HEARING**

---

Please take notice that the Chevy Chase Village Board of Managers will hold a public hearing on the 10<sup>th</sup> day of June, 2013 at 7:30 p.m. The hearing will be held at the Chevy Chase Village Hall at 5906 Connecticut Avenue in Chevy Chase, Maryland.

**APPEAL NUMBER A-6348 (a, b & c)  
TIFFANY & DANIEL SANDERS  
5610 KIRKSIDE DRIVE  
CHEVY CHASE, MARYLAND 20815**

The applicants seek a retroactive variance from the Board of Managers pursuant to Section 8-11 of the Chevy Chase Village Building Code to maintain a newly installed fence with:

- a) a pair of gates that measures a maximum of four feet, ten inches (4'-10") in height in the Montgomery Street front yard;
- b) a gate that measures a maximum of four feet, six inches (4'-6") in height in the Kirkside Drive front yard; and
- c) a fence post that measures a maximum of four feet, five inches (4'-5") in height in the Kirkside Drive front yard.

**The Chevy Chase Village Code § 8-22 (f) states:**

No person shall construct any fence or wall which exceeds forty-eight (48) inches in height at any location between the front lot line and the front building restriction line.

Additional information regarding this appeal may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at [www.chevychasevillagemd.gov](http://www.chevychasevillagemd.gov) or you may contact the office for this information to be mailed to you.

This notice was mailed to abutting property owners on the 30<sup>th</sup> day of May 2013.

**Chevy Chase Village Office  
5906 Connecticut Avenue  
Chevy Chase, Maryland 20815  
301-654-7300**

**Chevy Chase Village**  
**Building Permit Application**  
**for Fences & Walls**

Permit No: A-6348

<b>Property Address:</b> 5610 Kirkside Drive, Chevy Chase, MD 20815	
<b>Resident Name:</b> Tiffany and Daniel Sanders Daytime telephone: 202-460-2479      Cell phone: Same After-hours telephone: Same E-mail: tsanders@edge-funds.com	
<b>Primary Contact for Project:</b> <input checked="" type="checkbox"/> Resident <input type="checkbox"/> Architect <input type="checkbox"/> Project Manager <input type="checkbox"/> Contractor* *MHIC/MD Contractor's License No. (required):	
<b>Primary Contact Information:</b> Same as above Name: Daytime telephone:      After-hours telephone: E-mail:	
<b>Description of Fence or Wall Project:</b> Maintain fence that exceeds four feet in the front yard.	
<b>Check appropriate box:</b> N/A Fence or wall to be constructed is: (1) new, (2) an enlargement of an existing fence or wall, or (3) replacing an existing fence or wall with one of a different kind. Fence or wall to be constructed is replacing an existing fence or wall with the same kind and in the same location.	
<b>Parking Compliance:</b> N/A Is adequate on-site parking available for the construction crews?      Yes      No If no, please attach a parking plan which minimizes inconvenience to neighboring residents, and indicate if the property is in a permit parking area. Will road closings be required due to deliveries, equipment or other reasons?      Yes      No	
<b>To be completed by Village staff:</b> Is this property within the historic district?      Yes <u>No</u> Staff Initials: <u>ES</u> Date application filed with Village: <u>5/20/13</u> Date permit issued: _____      Expiration date: _____	

## **Guidelines for Building, Replacing and Maintaining Fences and Walls**

Sec. 8-22 of the Village Code regulates fences and walls. To repair or maintain an existing fence or wall, the Village does not require a building permit. To install or replace a fence or wall, however, residents will need a Village building permit. (A building permit may also be required from Montgomery County, including the Historic Preservation Commission if the property is within the Historic District). Village Code allows fences and walls to be installed on a resident's property lines, inside the property lines on private property, and sometimes in the public right-of-way.

When placed on the property lines or on private property, the Village Code regulates fence and wall heights in two ways:

1. Fences and walls installed on private property anywhere between the property line and the front building restriction line may not exceed four feet (4') in height.
2. Fences and walls installed to the rear of the front building restriction line (that is, along the side and rear property lines or in the side and rear yards) may not exceed six and one half feet (6½') in height.

When measuring the height of a fence or wall, the Village Code provides that the "measurement shall be made from the surface of the ground of the lower yard next to the fence or wall" **to the highest point of the fence or wall** (such as the top of the posts, caps, decorative lattice, finials, etc.). For example, if a fence post is 6½ feet high, then a cap on that post would exceed the height limit.

Walls can sometimes change the flow of water on a property. In such cases, residents or contractors will need to include a drainage plan with the building application.

When installing a fence or wall in the Village's public right-of-way, in addition to obtaining a Village Building Permit, residents must sign a **License to Use the Public Right-of-Way**, which will be recorded with your deed (please contact the Village office for more information). Fences and walls installed in the Village's rights-of-way may not exceed four feet (4') in height. Fences in the Village's rights-of-way must be installed at least two feet (2') from the public sidewalk, or where there is no sidewalk, at least five feet (5') from the curb or nearest edge of the paved roadway. Walls in the Village's public rights-of-way must be installed at least three feet (3') from the public sidewalk, or where there is no sidewalk, six feet (6') from the curb or nearest edge of the paved roadway. The Village office will not issue permits for any fences or walls that block necessary sight lines at intersections or otherwise create a dangerous condition.

**For all Village Code requirements, please see to Sections 8-4, 8-22, and 8-31.**

**Building Permit Application for Fences and/or Walls:  
Filing Requirements**

*Application will not be reviewed until the application is complete*

- ☐ Copy of stamped drawings approved by Montgomery County Department of Permitting Services (DPS) and the Historic Preservation Commission (HPC), if required. Every page of drawings must be clearly stamped.
- ☐ This application form, signed by resident.
- ☐ Boundary Survey
- ☐ Site Plan (see: Village Site Plan Checklist to ensure completeness)
- ☐ Building plans and specifications
- ☐ Tree Preservation Plan requested of Village arborist (see: Village Tree Inspection Request form). All required tree protections must be fully installed before any work begins.
- ☐ Filing Fee (due at time of application). Fee schedule is listed in Chapter 6 of the Village Code.
- ☐ Damage deposit or performance bond (due when permit is issued). Amount will be set by Village Manager.

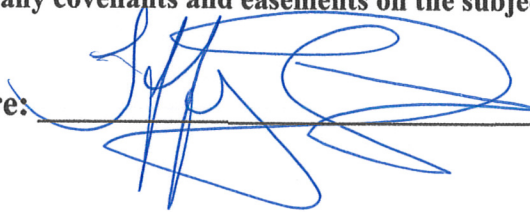
*Once this permit application is complete, the Village Manager will review the application and accompanying documents and, under most circumstances, act on the application within 5 to 10 working days.*

*If the Montgomery County permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed.*

*No signs advertising any service provider may be posted on the work site.*

**I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Montgomery County Zoning Code, the Village Code including Urban Forest code, and any covenants and easements on the subject property.**

**Applicant's Signature:**



**Date:** 5/20/13

For Use By Village Manager	Application approved with the following conditions:
For Use By Village Manager	Application denied for the following reasons:
<div style="border: 2px solid black; padding: 10px; text-align: center;"> <h1 style="margin: 0;">DENIED</h1> <p style="margin: 5px 0;">MAY 20 2013</p> <p style="margin: 0;">Chevy Chase Village Manager</p> </div>	<i>Dana Eick</i> The fence post (Kirk side) and both sets of gates (Montgomery and Kirk side) exceed four feet in height.

<b>Filing Fees</b> (due when application submitted)	<b>Checks Payable to:</b> <div style="float: right;"> <b>Chevy Chase Village</b>  <b>5906 Connecticut Ave.</b>  <b>Chevy Chase, MD 20815</b> </div>
<b>Permit Application Fee:</b> <input type="checkbox"/> \$30.00 (if fence or wall is new, enlarged or replaced with different kind) <input type="checkbox"/> \$15.00 (if fence or wall is being replaced in-kind and in the same location) <input type="checkbox"/> \$50.00 (if construction is in the Public Right-of-way)	
<b>Tree Preservation Plan Fee:</b> <input type="checkbox"/> \$250.00 <input checked="" type="checkbox"/> Not required for this project	
<b>TOTAL Fees:</b> <i>previously assessed</i>	
<b>Damage Deposit/Performance Bond</b> <input type="checkbox"/> \$ _____ <input checked="" type="checkbox"/> Waived by Village Manager	Date: <i>5/20/13</i> Staff Signature: <i>[Signature]</i>  Date: <i>5/20/2013</i> Village Manager Signature: <i>[Signature]</i>

*For Village Staff use:*

Field file for inspections by Code Enforcement Officer has been created: ☐ Yes (Date: \_\_\_\_\_)

# Chevy Chase Village

## Application for a Variance

A variance is permission granted to a landowner to depart from the specific requirements of the Village zoning ordinance and allows a landowner to use land differently than specified in the ordinance. The variance is a written authorization from the Board of Managers permitting construction in a manner not otherwise allowed by the Village Code.

<b>Subject Property:</b> 5610 Kirkside Drive	
<b>Describe the Proposed Project:</b> Maintain fence that exceeds four feet in front yard.	
<b>Applicant Name(s) (List all property owners):</b> Tiffany and Daniel Sanders	
Daytime telephone: 202-460-2479	Cell: Same
E-mail: tsanders@edge-funds.com	
Address (if different from property address): Same	
For Village staff use: Date this form received: <u>5/20/13</u> Variance No: <u>A-6348</u>	

### Filing Requirements:

**Application will not be accepted or reviewed until the application is complete**

- ☐ Completed *Chevy Chase Village Application for a Variance* (this form)
- ☐ Completed *Chevy Chase Village Building Permit Application*
- ☐ A boundary survey or plat diagram with a margin of error of one tenth of a foot or less showing all existing structures, projections and impervious surfaces.
- ☐ Surveys, plats, engineering reports, construction plans/specifications or other accurate drawings showing boundaries, dimensions, and area of the property, as well as the location and dimensions of all structures/fences/walls/etc., existing and proposed to be erected, and the distances of such structures/fences/walls/etc., from the nearest property lines. These drawings shall incorporate and display reference dimensions from the boundary survey or plat diagram required above.
- ☐ Copy of Covenants applicable to the property except for variances from Sections 8-22, 8-26 or Article IV of Chapter 8 of the Chevy Chase Village Code.
- ☐ Variance fee (See fee schedule listed in Chapter 6 of the Village Code).

### Affidavit

I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements and that I or an authorized representative will appear at the scheduled public hearing in this matter. I hereby authorize the Village Manager, or the Manager's designee, and/or the Board of Managers to enter onto the subject property for the purposes of assessing the site in relation to this variance request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the best of my knowledge, information and belief.

Applicant's Signature: [Signature]

Date: 5/20/13

Applicant's Signature: [Signature]

Date: 5/20/13

**Describe the basis for the variance request (attach additional pages as needed).**

Describe the special conditions of the property (e.g., odd shape, small size, sloping topography, abuts state highway, etc.) and how the property compares to other properties in the Village:

Due to the sloping topography of our yard, the fence height varies and in some locations in greater than four feet. Additionally, the fence is tallest at the gate over the driveway (4'-10") because the gate needs to have some clearance above the driveway in order to swing open and closed. We have been advised that there was recently a similar request at 5803 Kirkside Drive, which was approved.

Describe how enforcement of the building regulations would result in an unwarranted hardship and injustice because of the special condition(s) described above (i.e., describe (i) the unwarranted hardship and injustice that you claim exists and (ii) how the special conditions cause that unwarranted hardship and injustice):

Due to the sloping topography and clearance required for the driveway, the entire fence would need to be lowered by approximately a foot (to 3 feet in most locations) in order for the gate to comply with the 4-foot height limit. A 3-foot fence would not provide the same level of privacy and security as the existing fence at its current height. Total replacement would also be at a significant cost.

Describe how the proposed variance most nearly accomplishes the intent and purpose of the requirements of Chapter 8 of the Chevy Chase Village Code, entitled *Buildings and Building Regulations*:

The primary reason for installing the fence is the safety of our 18-month old son and dog. We selected an aluminum fence because we believe that it is an attractive, high-quality product that is consistent with the character of the property and the neighborhood as a whole.

*In exercising its powers in connection with a variance request, the Chevy Chase Village Board of Managers may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate.*

<b>Variance Filing Fee</b>	<b>Checks Payable To: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815</b>
<input checked="" type="checkbox"/> Per Village Code Sec. 6-2(a)(24): <input checked="" type="checkbox"/> \$300.00 for new construction. <input type="checkbox"/> \$150.00 for replacing existing non-conformities. <input type="checkbox"/> \$300.00 for fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way. <input type="checkbox"/> Other: \$ _____	<b>Date Paid:</b> 5/20/13 <b>Staff Signature:</b> [Signature]
<b>Fee Paid:</b> \$ 300.00	<b>Approved to Issue Building Permit per Board Decision Signed by the Board Secretary on:</b>  <b>Date:</b> _____  <b>Signature:</b> _____ <b>Village Manager</b>

May 20, 2013

Board of Managers  
Chevy Chase Village  
5906 Connecticut Avenue  
Chevy Chase, MD 20815

Dear Board of Managers,

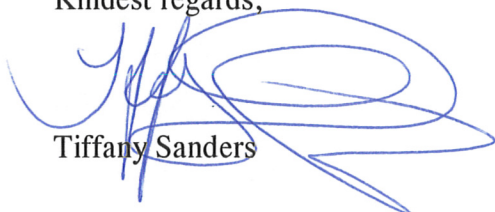
We recently installed an aluminum fence around the perimeter of our property at 5610 Kirkside Drive. We were aware of Village Code Section 8-22 and advised our fence contractor that the fence could be no taller than four feet. However, due to the irregular sloping of our yard and an ornamental arch on the fence gate, the fence exceeds four feet in certain places (please see attached survey for specifics regarding the fence height).

Unfortunately, the gate cannot be lowered. Since the fence is metal, the holes for the brackets that hold up the gate are located in a particular spot and should not be retrofitted. Even if we could trim off a couple of inches from the bottom of the fence and lower it, I believe that would cheapen the look of the fence and streetscape since the horizontal lines would no longer align (see attached picture for reference). Therefore, we are seeking a variance to maintain our aluminum fence with ornamental arched gates.

My husband, 18-month old son and I moved into our house in February 2013 after completing extensive renovations. We intend to raise our family in this home and, as a result, have been very focused on improving the property. We installed a fence for the safety of our son and dog and for the overall enjoyment of our family. We selected an aluminum fence because we believe that it is an attractive, high quality product that is consistent with the character of the property and the neighborhood as a whole. In fact, we have received numerous compliments on the fence from neighbors since it has been installed.

We sincerely apologize for the oversight regarding the fence height. We respectfully request a variance to maintain the fence and ornamental arched gates which exceeds four feet. We believe that the proposed variance would not adversely affect the public health, safety or welfare, or the reasonable use of adjoining properties. Additionally, we have been advised that there was recently a similar request at 5803 Kirkside Drive, which was approved. Thank you in advance for your time and consideration.

Kindest regards,



Tiffany Sanders



Daniel Sanders

This is a two page document. The advice found on the affixed page (Page 2 of 2) is an integral part of the plat.



**MAILING LIST FOR APPEAL A-6348**

**TIFFANY & DANIEL SANDERS**  
**5610 KIRKSIDE DRIVE**  
**CHEVY CHASE, MD 20815**

---

Mr. & Mrs. Scot McCulloch Or Current Resident 5604 Kirkside Drive Chevy Chase, MD 20815	Mr. & Mrs. Mark A. Dettelbach Or Current Resident 5603 Kirkside Drive Chevy Chase, MD 20815
Mr. & Mrs. Joshua T. Brady Or Current Resident 5611 Kirkside Drive Chevy Chase, MD 20815	Mr. & Mrs. David H. Takesuye Or Current Resident 5614 Kirkside Drive Chevy Chase, MD 20815
Ms. Suzanne C. DeFrancis Or Current Resident 5615 Kirkside Drive Chevy Chase, MD 20815	Ms. Carmen C. Suro-Bredie & Dr. Joseph W.B. Bredie Or Current Resident 5509 Park Street Chevy Chase, MD 20815
Mr. Harry F. Hopper, Jr. Or Current Resident 5515 Montgomery Street Chevy Chase, MD 20815	Mr. & Mrs. Joseph A. Micallef Or Current Resident 5512 Montgomery Street Chevy Chase, MD 20815

45

I hereby certify that a public notice was delivered to the aforementioned property owners on the 30<sup>th</sup> day of May 2013.

**Ellen Sands**  
**Permitting and Code Enforcement Coordinator**  
**Chevy Chase Village**  
**5906 Connecticut Avenue**  
**Chevy Chase, MD 20815**

# CHEVY CHASE VILLAGE

ESTABLISHED 1890

May 30, 2013

Tiffany and Daniel Sanders  
5610 Kirkside Drive  
Chevy Chase, MD 20815

Dear Mr. & Mrs. Sanders:

Please note that your request for a retroactive variance to maintain the fence and gates that exceed four feet in height in your front yard is scheduled before the Board of Managers on Monday, May 13, 2013 at 7:30 p.m.

Either you or another representative must be in attendance to present your case. At that time, additional documents may be introduced and testimony can be provided in support of the request.

For your convenience, enclosed please find copies of the Public Hearing Notice and mailing list. Please contact the Village office in advance if you are unable to attend.

Sincerely,



Ellen Sands  
Permitting and Code Enforcement  
Chevy Chase Village

Enclosures

## CHEVY CHASE VILLAGE

5906 Connecticut Avenue  
Chevy Chase, Maryland 20815

Phone (301) 654-7300

Fax (301) 907-9721

ccv@montgomerycountymd.gov  
www.chevychasevillagemd.gov

## BOARD OF MANAGERS

PATRICIA S. BAPTISTE  
*Chair*

MICHAEL L. DINGER  
*Vice Chair*

RICHARD M. RUDA  
*Secretary*

DAVID L. WINSTEAD  
*Assistant Secretary*

GARY CROCKETT  
*Treasurer*

ROBERT C. GOODWIN, JR.  
*Assistant Treasurer*

ELISSA A. LEONARD  
*Board Member*

VILLAGE MANAGER  
SHANA R. DAVIS-COOK

LEGAL COUNSEL  
SUELLEN M. FERGUSON